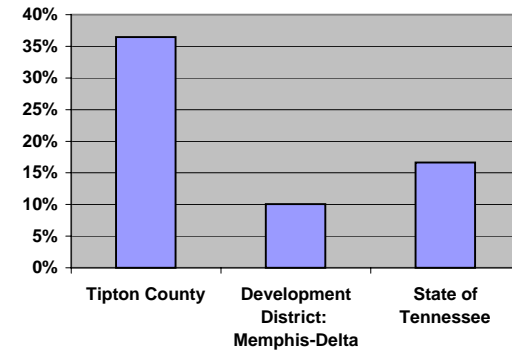


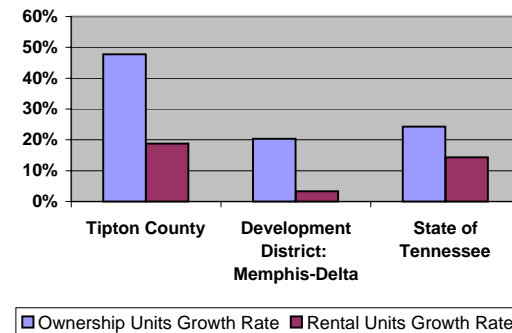
Population and Housing Market Profiles: Tipton County

	Tipton County	Development District: Memphis-Delta	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	51,271	1,004,650	5,689,283
<i>1990-2000 Population Growth Rate</i>	36.5%	10.0%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	10,343	469,709	953,349
<i>1990-2000 Growth Rate</i>	16.8%	21.2%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	374	18,316	73,505
<i>1990-2000 Growth Rate</i>	274.0%	132.6%	130.9%
Hispanic population			
<i>Census 2000</i>	622	24,598	123,838
<i>1990-2000 Growth Rate</i>	145.8%	221.5%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	13,781	241,746	1,561,363
<i>Ownership Units Growth Rate</i>	47.7%	20.3%	24.3%
<i>Owner Market Vacancy rates</i>	2	1.4 to 2	2.0
Rental Units			
<i>Census 2000</i>	4,325	134,760	671,542
<i>Rental Units Growth Rate</i>	18.8%	3.3%	14.3%
<i>Renter Market Vacancy rates</i>	5.4	5.4 to 8.3	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	16.4%	28.6%	25.4%
<i>Percent of units built after 1990</i>	35.6%	18.6%	23.5%

1990-2000 Population Growth Rate



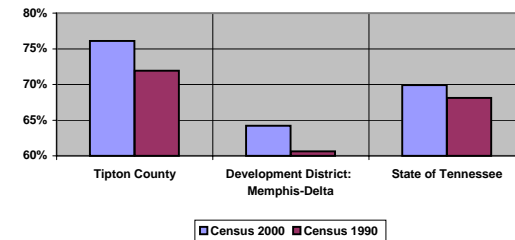
HOUSING UNITS GROWTH RATE



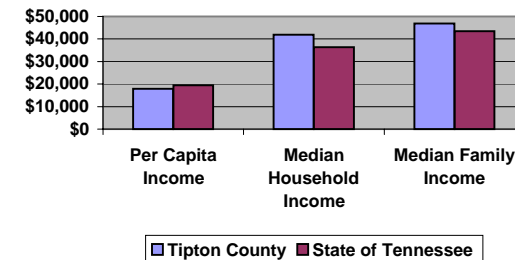
Population and Housing Market Profiles: Tipton County

	Tipton County	Development District: Memphis-Delta	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	76.1%	64.2%	69.9%
<i>Census 1990</i>	71.9%	60.6%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	59.7%	53.7%	50.5%
<i>Census 1990</i>	55.6%	48.1%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	72.3%	49.1%	50.3%
<i>Census 1990</i>	68.4%	47.9%	45.1%
Hispanic			
<i>Census 2000</i>	60.8%	33.6%	35.8%
<i>Census 1990</i>	73.4%	44.4%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$17,952	\$13682 to \$20856	\$19,393
<i>Median Household Income</i>	\$41,856	\$29751 to \$41856	\$36,360
<i>Median Family Income</i>	\$46,807	\$36841 to \$47386	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	83%	N/A	58%
<i>Median Household Income</i>	75%	N/A	47%
<i>Median Family Income</i>	71%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	6,103	155,210	746,789
<i>Families below Poverty Level</i>	1,477	33,157	160,717
<i>% of Persons below Poverty Level</i>	12.1%	15.8%	13.5%

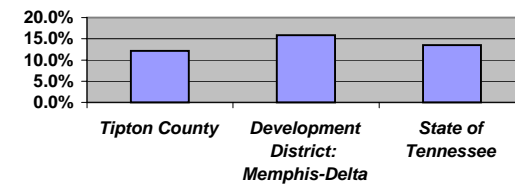
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



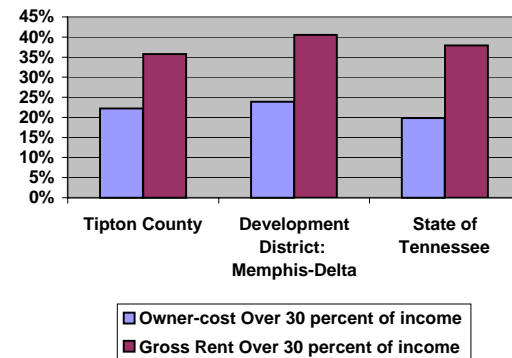
% of Persons below Poverty Level



Population and Housing Market Profiles: Tipton County

	Tipton County	Development District: Memphis-Delta	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$91,500	\$59,900 to \$100,100	\$93,000
<i>1990-00 increase in home value</i>	61.4%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	22.2%	23.9%	19.9%
<i>Owner-cost Over 38 percent of income</i>	16.1%	17.6%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$470	\$383 to \$566	\$505
<i>1990-00 increase in Gross Rent</i>	45.5%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	35.8%	40.6%	37.9%
<i>Gross Rent Over 38 percent of income</i>	28.8%	32.8%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	119	2,364	14,340
<i>Lacking complete kitchen facilities</i>	70	2,185	13,324
<i>Over crowding (over 1 person per room)</i>	540	18,241	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	32.9%	36.9%	52.1%
<i>Utility Gas</i>	53.8%	59.5%	36.0%
<i>Bottled or LP Gas</i>	11.2%	2.7%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	18.9%	22.3%	20.7%
<i>Moved into the unit in 1998 or later</i>	50.7%	53.1%	49.6%
<i>Moved into the unit in 1990 or later</i>	67.8%	69.0%	65.7%
Mobile Home Units (2000 Census)			
	2,952	10,701	268,876

Housing Cost Burden in 2000



House Heating Fuel Used

